



Agenda Item Number: 2005-4-5E

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 12, 2005

Department: Infrastructure Planning **Staff Contact:** Tim West, Deputy County Manager for Public Works
and Geo Resources Steve Miller, Department Director
Raymond Orona, Rights of Way Manager

TITLE: Acquisition of Property and Temporary Construction Permit for the Isleta
Phase II Reconstruction Project

ACTION: Motion to approve the acquisition of property and temporary construction
permit from Mr. and Mrs. Robert Mott and Tony Knudsen by Condemnation or
Settlement Action for Rights of Way on the Isleta Phase II Reconstruction
Project.

SUMMARY:

This land and corresponding temporary construction permit are needed as permanent and temporary rights of way for construction of the Isleta Phase II Reconstruction Project. The condemnation action will consist of a partial land taking of 1,642 square feet and a 798.77 square foot temporary construction permit from Mr. and Mrs. Robert H. Mott and Tony Knudsen. There are no existing improvements in either the taking or permit areas.

The appraised values by the Right of Way Section of \$5,000.00 for the land and \$250.00 for the permit are the probable compensation due to these property owners. The offers to purchase were made on that basis but the owners have refused settlement. The Right of Way Section and the Real Estate Committee have considered the necessity for condemnation action and recommend that the County proceed. The details for the appraised values of these right-of-way parcels are as follows:

For Land (Parcel 2-4): 1,642 S/F @ 3.00 \$/SF = \$4,962.00 rounded to:

Sub-Total..... **\$5,000.00**

For Permit (Parcel 2-TCP-4): 14,840/SF @\$3.00/SF x 10% = \$239.63
rounded to:

Sub-Total..... **\$ 250.00**

TOTAL **\$5,250.00**

The County is lead agency on this project under a joint powers agreement with the New Mexico Department of Transportation

ATTACHMENTS:

1. Parcel Descriptions
2. Zone Atlas page
3. Valuation Analysis
4. Real Estate Committee Condemnation Approval

FISCAL IMPACT

Isleta Boulevard Reconstruction
Project Phase II

BC12-538052-79FF

\$45,250.00

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

The Isleta Blvd. Phase II project is on schedule and this land acquisition is critical to this project. Staff have determined that this is a fair price for this property and recommends Board approval.
TL 4/6/05

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

The appraised property value combined with the temporary construction permit value was offered to the property owner but declined. Condemnation action or settlement action is required for this needed right-of-way for the Isleta Phase II Project. I recommend approval. TW 3/29/05

LEGAL

Matter has been reviewed and approved by Real Estate Committee. Approved as to form only.
Deborah S. Seligman, Legal 3/29/05

FINANCE

Budget	Funding is available from Isleta Phase II Right of Way federal grant funds appropriated in the Road fund, line item BC12-538052-79FF. Maria Zuniga, Financial Projects Coordinator 3/22/05
Purchasing	No comment necessary. Rosanna Suazo, Purchasing 3/22/05
Contracts	No comment necessary. Rosanna Suazo, Purchasing 3/22/05
Risk Management	No comment necessary. David Baca, Risk Management 3/28/05